BILL GARRETT, Davidson County
Trans:T20140025221 AFFIDAVITH
Recvd: 04/14/14 15:36 7 pgs
Fees:37.00 Taxes:0.00
20140414-0031179

THIS INSTRUMENT WAS PREPARED BY: W. Faye Novelly, UAW – Legal Services Plan, 3011 Harrah Drive, Suite A, Spring Hill, TN 37174		
NAME & ADDRESS OF NEW OWNER: Clara E. Hazzard 2214 Morriswood Drive Franklin, TN 37064	**SEND TAX BILL TO:** New Owner	**TAX IDENTIFICATION NO:** **PARCEL ID: 147 16 0 174.00**

AFFIDAVIT OF INHERITANCE

Comes now your Affiant, Clara Earline Hazzard, being one and the same person as Clara Elaine Hazzard, is the Executrix of the Estate of Earline Watson, having been duly sworn according to law and being of lawful age and a resident of Franklin, Williamson County, Tennessee, and pursuant to *Tennessee Code Annotated* § 30-2-712, deposes and states as follows:

Earline A. Watson, also known as Earline Watson, died on the 7th day of February, 2013, at the age of eighty-four (84) years, a resident of Davidson County, Tennessee and residing at 5013 Madeline Drive, Nashville, Tennessee 37211.

At the time of her death, Earline A. Watson owned a fee simple interest in the following described real property:

> Being Lot No. 36 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for said County.
>
> Said Lot No. 36 fronts 163 feet on the west side of Madeline Drive and runs back 185 feet on the north line and 187 feet on the south line to a dead line in the rear on which it measures 163 feet.
>
> Being the same property conveyed to Roy D. Watson and wife, Earline A. Watson, by deed from Fairlane Homes Company of record in Book 2549, Page 633, in the Register's Office for Davidson County, Tennessee, the said Roy D. Watson having since died on the 29th day of June, 2009, a resident of Davidson County, Tennessee.

This is improved property commonly known as 5013 Madeline Drive, Nashville, Tennessee 37211.

SUBJECT TO all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, Governmental zoning and subdivision ordinances or regulations in effect thereon.

The individual named below received 100% interest in the real estate described above by virtue of being the sole recipient of said real property under the provisions of the Last Will and Testament of Earline Watson, admitted to probate and recorded in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 13P-936. A certified copy of the Last Will and Testament of Earline Watson is attached hereto as Exhibit "A".

Clara E. Hazzard (daughter of Earline Watson)
2214 Morriswood Drive
Franklin, TN 37064

This instrument was prepared in accordance with the information provided by the Affiant without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Affiant.

There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

FURTHER AFFIANT SAYETH NOT.

WITNESS my hand this the 18 day of Feb, 2014.

Clara Earline Hazzard
CLARA EARLINE HAZZARD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared the within named Clara Earline Hazzard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 18th day of Feb., 2014.

Betty Mitchell
NOTARY PUBLIC
My Commission Expires: 4-22-14

BETTY MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Tenn. Code Ann. §67-4-409(a)(3)(D) exempts this instrument from tax and Tenn. Code Ann. §67-4-409(a)(5) further provides the valuation oath is unnecessary, this affidavit being used to evidence transfer of title to the property to a beneficiary.

Copy

Exhibit "A"

13P936

FILED

JUN 26 2013

RICHARD R. ROOKER Clerk

By _____ Deputy

LAST WILL AND TESTAMENT OF EARLINE WATSON

I, EARLINE WATSON, presently residing at 5013 Madeline Drive, Nashville, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby expressly revoking any and all Wills and Codicils heretofore made by me.

ARTICLE I
FAMILY

My child is CLARA EARLINE HAZZARD. Any reference to my child will refer to this child.

ARTICLE II
CLAIMS AND TAXES

I direct my Executor to pay out of my residuary estate the following:

Section 1. The expenses of my last illness, administration expenses, and all legally enforceable creditor claims.

Section 2. All Federal estate taxes, state inheritance taxes and all other governmental charges imposed by reason of my death, without seeking reimbursement from or charging any person for any part of the taxes and charges paid.

Section 3. If necessary, reasonable funeral expenses, including the cost, if any, of a suitable marker for my grave, without the necessity of an order of court approving such expense.

ARTICLE III
EXECUTOR

I appoint CLARA EARLINE HAZZARD to act as my Executor. To the extent permitted by law, the Executor shall serve without bond.

ARTICLE IV
TANGIBLE PERSONAL PROPERTY

Unless otherwise specifically provided, my Executor shall deliver all tangible personal property to my child. If my child fails to survive me, my child's share shall be distributed to my child's issue by right of representation in portions of equal value, divided as they may agree, or if they do not agree within a reasonable time, as my Executor determines.

"Tangible personal property" means personal property (not primarily used in a business), such as boats, books, china, clothing, furnishings, furniture, glass, household items, jewelry, lawn and garden equipment, motor vehicles, personal effects, pictures, recreational items, rugs, silver, works of art, and any other similar items, and includes any insurance on those assets. My Executor shall determine which items are within this definition, and the determination shall bind all persons.

Initials E. W

Copy

ARTICLE V
DISTRIBUTION OF RESIDUE

I direct that the residue of my estate be given to my child, CLARA ELAINE HAZZARD. If my child fails to survive me, my child's share shall be distributed equally to my grandchildren, HEATHER D. STONE, HOLLY D. COLE and ROY A. WATSON, JR. by right of representation.

ARTICLE VI
SURVIVORSHIP REQUIREMENT

Unless otherwise specifically provided, a beneficiary of my Will who fails to survive me by 30 days shall be deemed to have predeceased me and shall not share in my estate. The share of such beneficiary shall be distributed as directed by the provisions stated in my Will.

ARTICLE VII
ADDITIONAL PROVISIONS

Section 1. I direct that my Will be interpreted under the laws of the State of Tennessee.

Section 2. Reference to Executor, Trustee and Guardian shall always refer to the parties then acting in those capacities, whether original or serving as successors.

Section 3. Paragraph headings are for convenience only; the content of the paragraph controls over the heading. Any reference to any party herein in whatever gender shall be deemed to mean the appropriate gender.

ARTICLE VIII
POWERS AND DUTIES OF MY EXECUTOR

I authorize my Executor to do any of the following, if necessary, in the course of the administration of my estate:

(a) To make repairs or improvements to my property, as may be deemed necessary to preserve or enhance the value of my estate.

(b) To sell or convey any part of my estate whether real, personal or mixed (for cash or on credit) at a public or private sale.

(c) To borrow funds for use in estate administration if there are insufficient liquid assets in my estate.

(d) To employ persons, including attorneys, investment advisors, or other agents for assistance or advice, or not to employ such persons, as my Executor deems appropriate.

 Initials EW

Copy

In addition, my Executor is authorized to perform any act which the applicable laws of the State of Tennessee, including those specifically enumerated in Section 35-50-110 Tennessee Code Annotated, authorize an executor or fiduciary to perform.

I sign this Will on the 28 day of July, 2010.

Earline Watson
EARLINE WATSON

STATEMENT OF WITNESSES

This document, consisting of 3 pages including this page, was signed by EARLINE WATSON on the 28 day of July, 2010 as her Last Will and Testament in our presence. Further we have signed our names as witnesses at her request in each other's presence.

[signature]
3011 Harrah Drive, Suite A
Spring Hill, Tennessee 37174

[signature]
3011 Harrah Drive, Suite A
Spring Hill, Tennessee 37174

Initials E W

Copy

AFFIDAVIT OF ATTESTING WITNESSES TO WILL

Vincent H Pepper and W. Faye Novelly having first been duly sworn according to law, do depose and say:

1. That we are adult citizens of the State of Tennessee.

2. That we witnessed the execution of the Last Will and Testament of EARLINE WATSON, the Testatrix, dated the 28 day of July, 2010, to which paper writing this affidavit is attached, and that this affidavit is being made at the request of the Testatrix and in accordance with Tennessee code Annotated, Section 32-2-110.

3. That the Testatrix, in our common presence, sight and hearing, declared said paper writing to be, and signed same as and for, her Last Will and Testament.

4. That our signatures as witnesses are affixed to said Last Will and Testament; that we signed or affixed the same at the instance and request of the Testatrix and in her presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament for the express purpose of attesting to her signature and act of execution.

5. That the Testatrix was, in the opinion of each of us, of sound mind and disposing memory at the time she executed said Last Will and Testament.

Vincent H Pepper

W Faye Novelly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of July, 2010.

Shearon W. Hales
Notary Public
My Commission Expires: 7-21-2013

SHEARON W. HALES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 26 day of JUNE , 2013 , in Case Number 13P936 between WATSON JR., ROY A. ET.AL Petitioner, and WATSON, EARLINE Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 28 day of MARCH 2014

RICHARD R. ROOKER, Clerk,

By _____

Deputy Clerk

SEAL

RICHARD R. ROOKER
CIRCUIT COURT CLERK